



NEC Mesa Drive & Baseline

MESA, ARIZONA 85210

PADS FOR SALE, BUILD TO SUIT, OR GROUND LEASE



±5 Acre Infill Site in Employment Rich Area of Mesa

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**Kidder
Mathews**

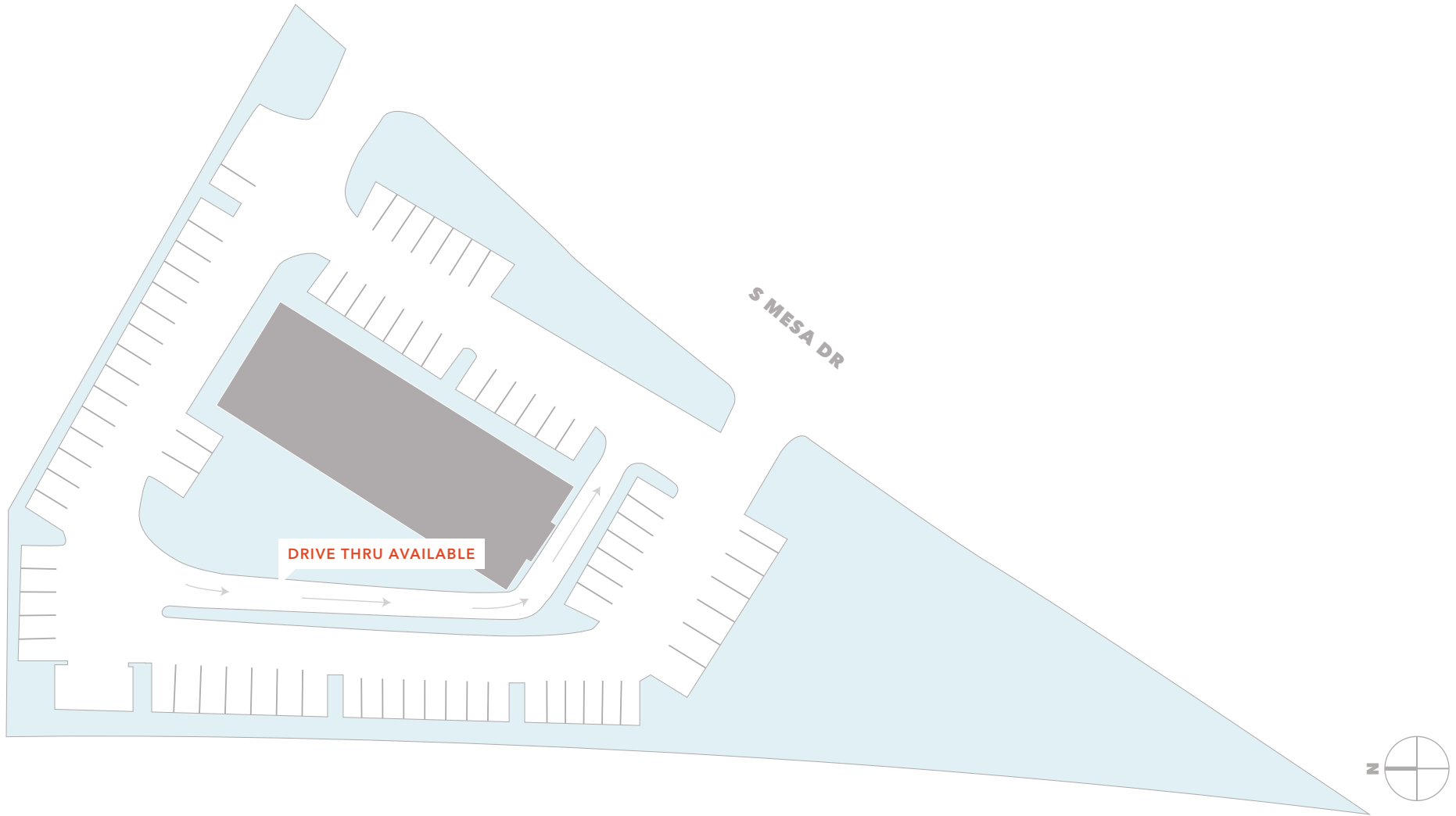
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VEHICLES PER DAY

49,841

MESA DRIVE

37,986

BASELINE ROAD

237,709

HIGHWAY 60

EXCELLENT exposure in underserved area

ZONED Light Industrial Mesa - Allows for all retail uses

HIGH exposure on ±5 acre infill site

ON the way to the highway

DEMOGRAPHICS

2019	1 Mile	3 Miles	5 Miles
Population	12,737	160,870	455,306
Daytime Employment	12,241	90,166	167,296
Median HH Income	\$48,270	\$48,118	\$54,082
Average HH Income	\$65,019	\$63,119	\$69,935
Pop Growth 19-24	7.89%	7.61%	7.84%

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